

010.0

0002

0011.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

569,700 / 569,700

569,700 / 569,700

569,700 / 569,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		WHITTEMORE ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: MCNINCH GEORGE		
Owner 2: COOPER ALLISON		
Owner 3:		
Street 1: 22 WHITTEMORE ST #2		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: NOLAN SEAN & JACOBS GLORIA -
Owner 2: -

Street 1: 22 WHITTEMORE ST #2
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1421 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7072																

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										194126
										GIS Ref
										GIS Ref
										Insp Date
										07/23/18

PREVIOUS ASSESSMENT

Parcel ID 010.0-0002-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	561,000	0	.	.	561,000	561,000	Year End Roll	12/18/2019
2019	102	FV	541,400	0	.	.	541,400	541,400	Year End Roll	1/3/2019
2018	102	FV	478,000	0	.	.	478,000	478,000	Year End Roll	12/20/2017
2017	102	FV	435,100	0	.	.	435,100	435,100	Year End Roll	1/3/2017
2016	102	FV	435,100	0	.	.	435,100	435,100	Year End	1/4/2016
2015	102	FV	401,500	0	.	.	401,500	401,500	Year End Roll	12/11/2014
2014	102	FV	382,800	0	.	.	382,800	382,800	Year End Roll	12/16/2013
2013	102	FV	382,800	0	.	.	382,800	382,800		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN SEAN & JA	45257-398		5/26/2005		445,500	No	No		
NOLAN SEAN	22670-233		11/30/1992		99	No	No	A	

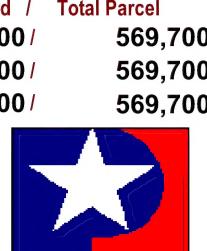
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2018	1182	Redo Bat	7,500	C				REPLACE BOARDS ON
9/17/2002	766	Porch	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2018	Measured	DGM	D Mann
5/6/2000	Inspected	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 11/92, Building Number 1 UNHEATED ATC SAW SFL ONLY 42% OF BMT IN THEIRS; UAT 100% FIN.										
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall: 1 - Wood Shingl	40 %			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1										
Color: BLUE/GRN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir: N - NONE				Frl:	Rating:			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: B - Good				COND INFORMATION				Lvl 2										
Year Blt: 1900	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G4	Fact: .			Floor: 2 - 2nd Floor				Totals RMS: 5 BRs: 3 Baths: 1 HB										
Const Mod:				% Own: 58.000000000														
Lump Sum Adj:				Name: 114 - 7072														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	3	2					
Sec Int Wall:	%			Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 2 - Softwood				Override:				Baths:										
Sec Floors:	%			Total:	31 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.99000001														
Insulation: 2 - Typical				Adj \$ / SQ: 394.268														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 2 - Gas				Grade Factor: 1.33														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 825603														
% Com Wall	% Sprinkled:			Depreciation: 255937				Juris. Factor: 1.00	Before Depr: 524.38									
				Depreciated Total: 569666				Special Features: 0	Val/Su Net: 400.91									
								Final Total: 569700	Val/Su SzAd: 400.91									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 010.0-0002-0011.B										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	